

BUTLER TOWNSHIP ZONING HEARING BOARD
APRIL 28, 2021

The Zoning Hearing Board of Butler Township met on Wednesday, April 28, 2021 at 6:30 p.m. at the Butler Township Municipal Building, 290 South Duffy Road, Butler, PA 16001.

The following Members were present: Chair Greg Haughey and Vice-Chair Brent Thomas.

Also present were Secretary Theresa Giesler, Zoning Officer Jesse Hines, Solicitor David Crissman, and Court Reporter Cheryl Eckstein.

Chair Haughey called the meeting to order at 6:30 p.m.

Chair Haughey opened the first hearing at 6:33 p.m.

Chair Haughey swore in the Township Secretary, Zoning Officer, applicant and all who wished to testify.

Secretary Giesler read **Appeal #2021-03** received March 3, 2021. The applicant is the property owner The Courtyards at Krendale. They are asking for a variance from Butler Township's Codified Ordinance, Chapter 300-27E and Chapter 300-27F for a proposed community identification sign. The property is located at the intersection of Tudor Drive and Benbrook Road, Butler, PA (Map & Parcel 17-3A/Condo). The application was marked as Board Exhibit 1.

The written notice of the hearing given to the applicant was marked as Board Exhibit 2.

The Township Planning Commission and Zoning Officer were informed of the hearing.

The written notice of the hearing that was given to the property owners within 200 feet of the subject property as supplied by the applicant was marked as Board Exhibit 3.

The public notice that was published once each week for two successive weeks with the first publication not more than 30 days, and the second publication not less than 7 days from the date of the hearing was marked as Board Exhibit 4.

The written notice of the hearing that was posted on April 20, 2021 on the subject property was marked as Board Exhibit 5.

Mr. Edward Kirkwood was in attendance to represent the application. Mr. Kirkwood gave an overview of the application. He explained that there are issues with people finding The Courtyards at Krendale. They would like an identification sign the same height and surface area as the Fairways to Krendale sign.

Discussion was held regarding the definition of surface area.

Ms. Patricia Mitts of 2602 Tudor Drive was in attendance and questioned if there would be solar lights. Mr. Kirkwood explained that they would be installing indirect lighting.

The Zoning Hearing Board went off record at 6:48 p.m.

The Zoning Hearing board went on record at 6:56 p.m.

Motion by Vice-Chair Thomas to grant the variances requested by the applicant to erect a sign of the size and design proposed subject to the condition that it be erected by May 1, 2022, seconded by Chair Haughey and carried unanimously.

Chair Haughey informed all present that anyone aggrieved by the decision of the Zoning Hearing Board may appeal to the Court of Common Pleas within thirty days of the written decision.

Chair Haughey adjourned the first hearing and the meeting at 7:01 p.m.

Theresa Gesler